

**Town of Westerly Housing Authority**

**5 CHESTNUT STREET, WESTERLY, RHODE ISLAND, 02891**

**TELEPHONE (401)596-4918 / FAX (401)348-0714**

**MEETING MINUTES**

**BOARD OF COMMISSIONERS**

**TUESDAY, APRIL 12, 2016 6:00 PM CHESTNUT COURT**

**CALLED TO ORDER/PLEDGE OF ALLEGIANCE**

The regular meeting of the Board of Commissioners was called to order by the Chairman, Brian Lumnah. Present for roll call: Commissioner Gary Murano, Commissioner Barbara Rofrano and Commissioner Mike Gulluscio. Also present was the Executive Director, William Valentine and Attorney, George Comolli. Commissioner Lauren Matarese was absent. The Chairman called the meeting to order at 6:00PM. The Chairman declared a quorum present.

**MINUTES**

- Commissioner Murano made a motion to accept the minutes of the March 8, 2016 board meeting. Seconded by Commissioner Rofrano, the motion passed.
- April 5, 2016 Board meeting was canceled.

**TREASURE'S REPORT**

- **Commissioner Murano made a motion to accept the Treasurer's Report. Seconded by Commissioner Gulluscio, the motion passed.**

## **REPORT OF THE SECRETARY/EXECUTIVE DIRECTOR**

**The Secretary's Report was accepted as prepared and explained by the Executive Director and approved on motion by Commissioner Rofrano and seconded by Commissioner Murano, motion passed.**

## **REPORT OF LEGAL COUNSEL**

**The Legal Counsel Report was accepted as prepared and explained by the George Comolli and approved on motion by Commissioner Murano and seconded by Commissioner Gulluscio, motion passed.**

## **TENANT INPUT**

- **A tenant questioned rental calculations and expressed his dissatisfaction with the flat rent amount.**

## **BILL & COMMUNICATIONS**

**The Executive Director reported that all bills were paid.**

## **REPORT OF COMMITTEES**

**None**

## **UNFINISHED BUSINESS**

- **Shower/Tub Contract Award: Motion made by Commissioner**

**Gulluscio to award the contract to Legacy General Contracting. Seconded by Commissioner Rofrano. Commissioners Gulluscio and Rofrano voted yes, Commissioner Murano voted no, motion passes.**

- **Legal Counsel Contract Addendum: Motion made by Commissioner Murano to approve the Addendum. Seconded by Commissioner Gulluscio, motion passed.**

- **Disposition of Outdated Technology: Legal Counsel to prepare language for next Board Meeting.**

## **NEW BUSINESS**

- **None**

## **EXECUTIVE SESSION**

- **Minutes Prepared by Legal Counsel under separate cover.**

## **ADJOURMENT**

**There was motioned for the next meeting to be held at Park View Apartments, May 10, 2016 at 6 pm and then adjournment by Commissioner Murano and Seconded by Commissioner Gulluscio, motion passed.**

**MINUTES OF EXECUTIVE SESSION OF  
WESTERLY HOUSING AUTHORITY  
MEETING OF APRIL 12, 2016**

**The regular meeting of the Westerly Housing Authority was called to executive session at the request of Brian Lumnah. On motion made by Gary Murano, seconded by Mike Gulluscio and by unanimous vote, went to executive session.**

**At the executive session they discussed the contract with the Executive Director, William Valentine and the terms of the contract under the following provisions:**

- 1. They agreed to a three year term with 3% increase each year;**
- 2. In lieu of health insurance, the Executive Director is to receive \$3,000;**
- 3. The Westerly Housing Authority will continue to pay for seminars, education and travel expenses, all subject to Board approval;**
- 4. That the pension contribution by the WHA was increased from 3% contribution by the Housing Authority to the Executive Director's 401k, to 4%;**
- 5. That the Commissioners agreed unanimously that the Executive Director can only be removed by majority vote, not an extraordinary majority; and**
- 6. Lastly, with regards to union negotiation, the Executive Director**

**must cooperate and assist the designated agent or attorney and the Board of Directors during the Housing Authority union negotiations.**

**Upon motion made by Mike Gulluscio, seconded by Barbara Rofrano with no discussion, it was unanimously passed and the minutes were not sealed and reported at open meeting.**

**George A. Comolli, Acting Secretary**